027.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,023,900 / 1,023,900
					USE VALUE:	1,023,900 / 1,023,900
					ASSESSED:	1,023,900 / 1,023,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100	-102	GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOMBARDI REBECCA L
Owner 2:	
Owner 3:	
Street 1:	227 NORTHERN BLVD
Street 2:	
Twn/City:	NEWBURYPORT
St/Prov:	MA Cntry Own Occ: N
Postal:	01950 Type:

PREVIOUS OWNER

Owner 1:	LOMBARDI KEITH -
Owner 2:	-
Street 1:	5 OLDHAM RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Aluminum Exterior and 3376 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	564,200	4,900	454,800	1,023,900
Total Card	0.114	564,200	4,900	454,800	1,023,900
Total Parcel	0.114	564,200	4,900	454,800	1,023,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 303.27 /Parcel: 303.27

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 18135

GIS Ref

GIS Ref

Insp Date 07/29/17

!2217!

PREVIOUS ASSESSMENT

Parcel ID 027.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	564,200	4900	4,950.	454,800	1,023,900		Year end	12/23/2021
2021	104	FV	538,100	4900	4,950.	454,800	997,800		Year End Roll	12/10/2020
2020	104	FV	538,200	4900	4,950.	454,800	997,900	997,900	Year End Roll	12/18/2019
2019	104	FV	411,400	4900	4,950.	483,200	899,500	899,500	Year End Roll	1/3/2019
2018	104	FV	411,400	4900	4,950.	352,500	768,800	768,800	Year End Roll	12/20/2017
2017	104	FV	371,800	4900	4,950.	307,000	683,700	683,700	Year End Roll	1/3/2017
2016	104	FV	371,800	4900	4,950.	261,500	638,200	638,200	Year End	1/4/2016
2015	104	FV	331,000	4900	4,950.	255,800	591,700	591,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:11:34

LAST REV

Date	Time
08/26/21	11:11:11
jorourke	

PAT ACCT. 2217

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOMBARDI KEITH,	74798-411	1	6/2/2020	Estate/Div	99	No	No		
IAPPINI DANTE-E	28477-63		4/22/1998		311,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/13/1998	283	Manual	4,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2021	USPS	JO	Jenny O
7/29/2017	MEAS&NOTICE	HS	Hanne S
4/16/2009	Measured	197	PATRIOT
3/28/2000	Missed Appt.	263	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	267	PATRIOT
8/10/1993		MP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	18135
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit		Total:	454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.96099591
Const Adj.:	0.98745072
Adj $ / SQ:	170.809
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	766611
Depreciation:	202385
Depreciated Total:	564225

COMMENTS

BK: 22498 PG; 296 BK; 9286 PG; 159
3:40 TO 3:50 NO SHOW SPOKE WITH FFL TENANT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 13 | BRs: 6 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	8	4	
Totals			
2	13	6	

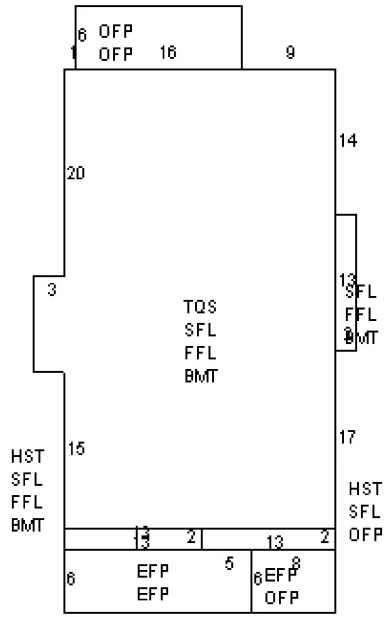
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	170.81
Special Features:	0	Val/Su Net:	110.00
Final Total:	564200	Val/Su SzAd	167.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,249	170.810	213,340
BMT	Basement	1,223	51.240	62,670
FFL	First Floor	1,223	170.810	208,899
TQS	3/4 Story	878	170.810	150,013
OFP	Open Porch	266	22.420	5,963
EFP	Enclos Porch	264	37.070	9,786
HST	Half Story	26	170.810	4,441
	Net Sketched Area:	5,129	Total:	655,112
Size Ad	3376.25	Gross Area	5448	FinArea 3376

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1930	21.58	T	40	104			4,900			4,900

More: N | Total Yard Items: 4,900 | Total Special Featues: | Total: 4,900